

# \$169,900 - 5311 47 Street, Lloydminster

MLS® #A2213219

**\$169,900**

2 Bedroom, 1.00 Bathroom, 742 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

This 1 ½ storey 742 sq ft home features a single detached garage with alley access, a fenced yard, a covered front porch, backyard deck and new shingles in 2024. The kitchen, living room, the 4-pc bathroom and the primary bedroom are all on the main level. Upstairs, private and tucked away is a second bedroom.

Laundry is in the partially finished basement which could be finished for additional living space. The home has vinyl siding and vinyl windows. Call to view this affordable home!

Built in 1946

## Essential Information

MLS® #	A2213219
Price	\$169,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	742
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	5311 47 Street
Subdivision	West Lloydminster



City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0G5

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	4
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.